

# CLARKE | MUNRO

ESTATE AGENTS

13 Stapleford Road, Middlesbrough, TS3 0QW



Price: £94,999



01642 245 796  
visit [clarkemunro.com](http://clarkemunro.com) for details



## Key Features:

- SPACIOUS 3 BEDROOM PROPERTY
- GAS CENTRAL HEATING VIA COMBI BOILER
- FAMILY BATHROOM AND SEPERATE SHOWER ROOM
- EASY TO MAINTAIN REAR GARDEN WITH ARTIFICIAL TURF
- POPULAR RESIDENTIAL LOCATION



## Property Description:

Clarke Munro would like to welcome this spacious three bedroom property to market, Ideal for investors and first time buyers, Well located for schools and local amenities. The property boasts features such as ground floor shower room, walled easy to maintain gardens and plenty of storage. Briefl comprising of Entrance porch, dining kitchen with a range of matching units, inner hallway with access to lounge and shower room. The first floor has three bedrooms and bathroom w/c. Externally are walled gardens to the front and rear mainly laid with patio and artifical turf. An early viewing is recommended. PLEASE NOTE THIS PROPERTY IS NON STANDARD CONSTRUCTION.



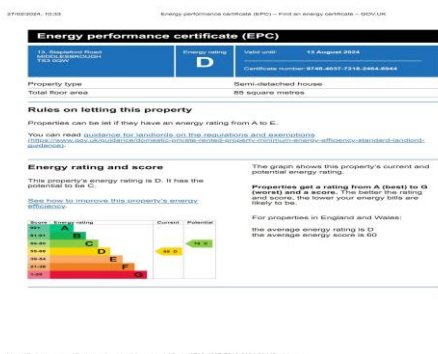
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TO VIEW: Tel: **01642 245796**

75-77 Borough Road, Middlesbrough, TS1 3AA

[www.clarkemunro.com](http://www.clarkemunro.com)

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## Energy Performance Certificate

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

## Our Services:

- Free, no obligation sales valuations
- With 200 combined years of knowledge under one roof
- Expert negotiators sourcing the best buyers
- State of the Art Virtual walk-throughs and floor plans on every property
- Beautifully shot photography
- Accompanied viewings
- Late night appointments
- Dedicated Sale progressor
- Switched on marketing and a brand that Teessiders love & trust.



These particulars do not constitute, nor constitute part of, an offer or contract. All statements contained in these particulars as to this property are made without responsibility on the part of Clark Munro or the vendor. None of these statements contained in these particulars as to this property are to be relied on statements of representations or fact. An intending purchaser must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars. The vendor does not make or give, and neither Clarke Munro, nor any person in their employment has any authority to make or give any representation or warranty whatever in relation to this property. All measurements are approximate.

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